

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** E. Shoreline/W. Lake Forest / 3

**Last Physical Inspection:** 2000

### **Sales - Improved Analysis Summary:**

Number of Sales: 550

Range of Sale Dates: 1/00 through 12/01

<b>Sales - Improved Valuation Change Summary:</b>					
	Land	Imps	Total	Sale Price	Ratio
2001 Value	\$87,200	\$119,100	\$206,300	\$226,000	91.3%
2002 Value	\$94,700	\$127,700	\$222,400	\$226,000	98.4%
Change	+\$7,500	+\$8,600	+\$16,100		+7.1%
%Change	+8.6%	+7.2%	+7.8%		+7.8%
					-0.24%
					-2.12%

\*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of – 0.24% and –2.12% actually indicate an improvement.

**Sales used in Analysis:** All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
2001 Value	\$100,700	\$126,400	\$227,100
2002 Value	\$109,500	\$135,800	\$245,300
%Change	+8.7%	+7.4%	+8.0%

Number of improved 1 to 3 family residences in the population: 5850.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

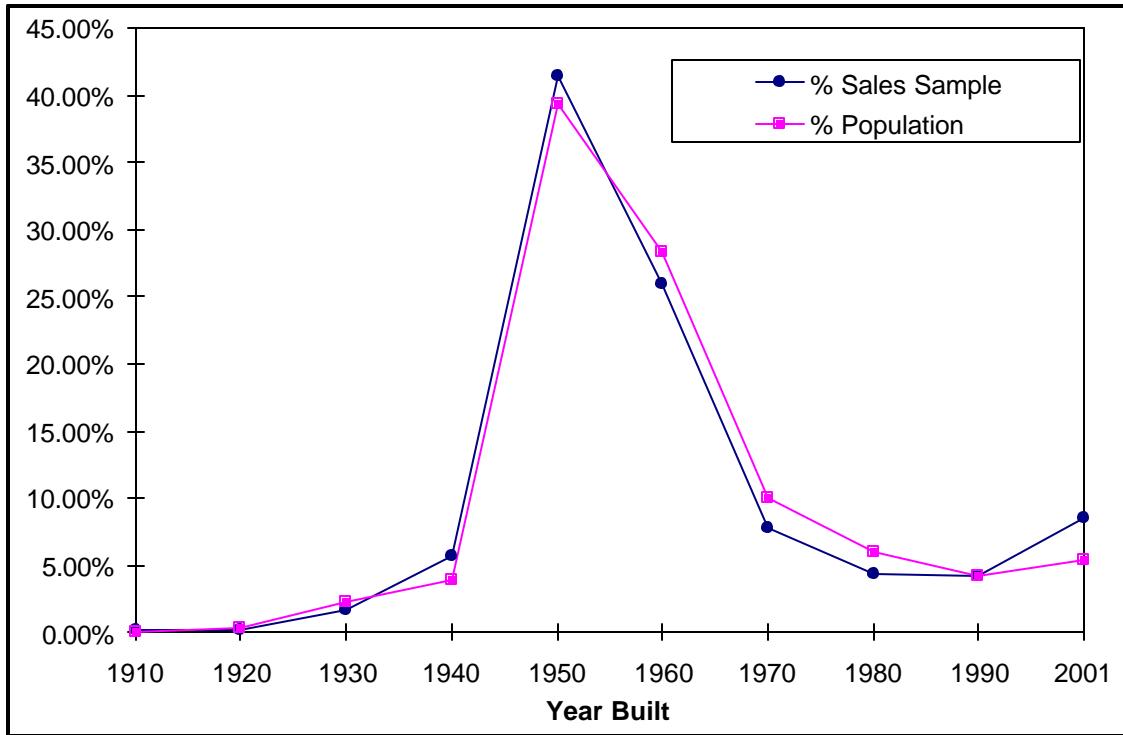
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The results showed that including variables for sub-area, year built and traffic noise improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses built between 1931 and 1940 were lower than others and the formula adjusted them upward more than the other parcels. Conversely, houses in sub-area 3, houses built between 1991 and 2000, and houses coded with traffic noise were higher than the average and the formula adjusted those upward less than the others.

The Annual Update values described in this report improve assessment levels, uniformity and equity; we recommend posting them for the 2002 assessment roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	1	0.18%
1920	1	0.18%
1930	9	1.64%
1940	31	5.64%
1950	228	41.45%
1960	143	26.00%
1970	43	7.82%
1980	24	4.36%
1990	23	4.18%
2001	47	8.55%
	550	

<b>Population</b>		
Year Built	Frequency	% Population
1910	6	0.10%
1920	17	0.29%
1930	134	2.29%
1940	231	3.95%
1950	2299	39.30%
1960	1661	28.39%
1970	587	10.03%
1980	350	5.98%
1990	246	4.21%
2001	319	5.45%
	5850	

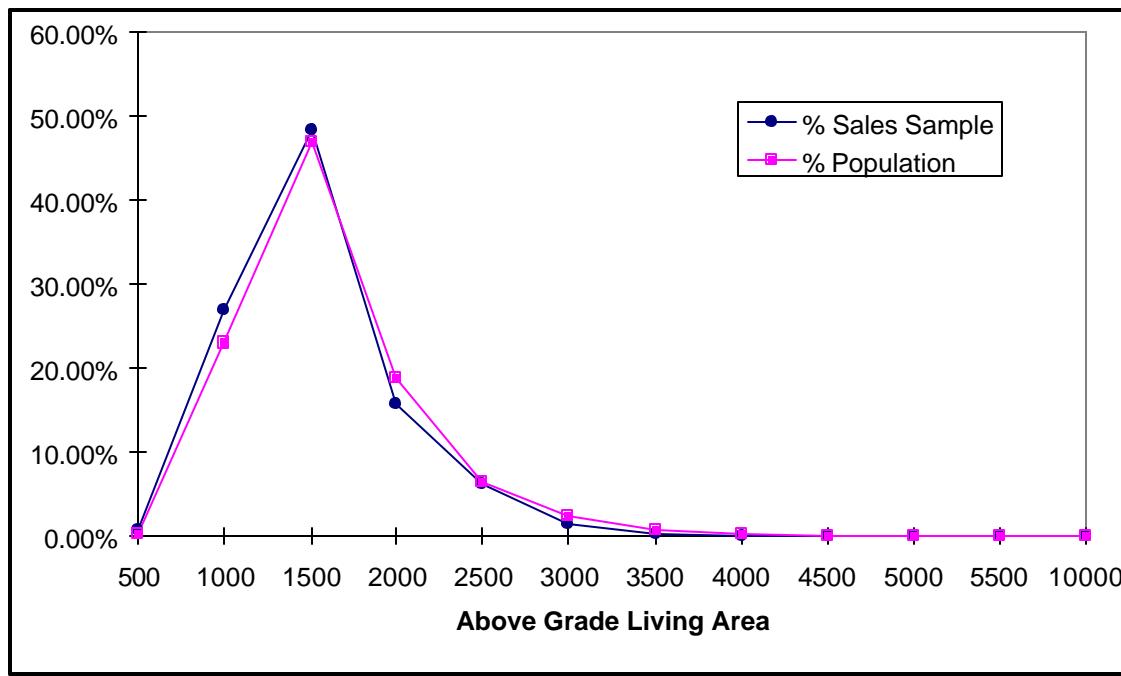


The sales sample frequency distribution follows the population distribution closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	4	0.73%
1000	148	26.91%
1500	266	48.36%
2000	87	15.82%
2500	35	6.36%
3000	8	1.45%
3500	2	0.36%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	550	

<b>Population</b>		
AGLA	Frequency	% Population
500	16	0.27%
1000	1349	23.06%
1500	2753	47.06%
2000	1112	19.01%
2500	379	6.48%
3000	151	2.58%
3500	54	0.92%
4000	21	0.36%
4500	4	0.07%
5000	5	0.09%
5500	4	0.07%
10000	2	0.03%
	5850	

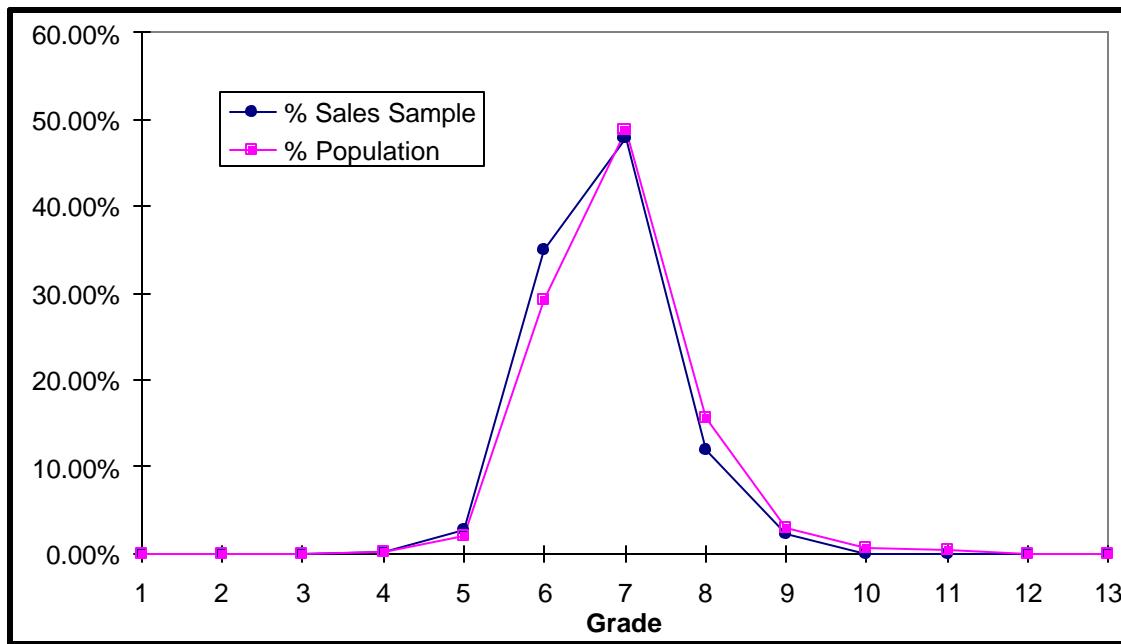


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

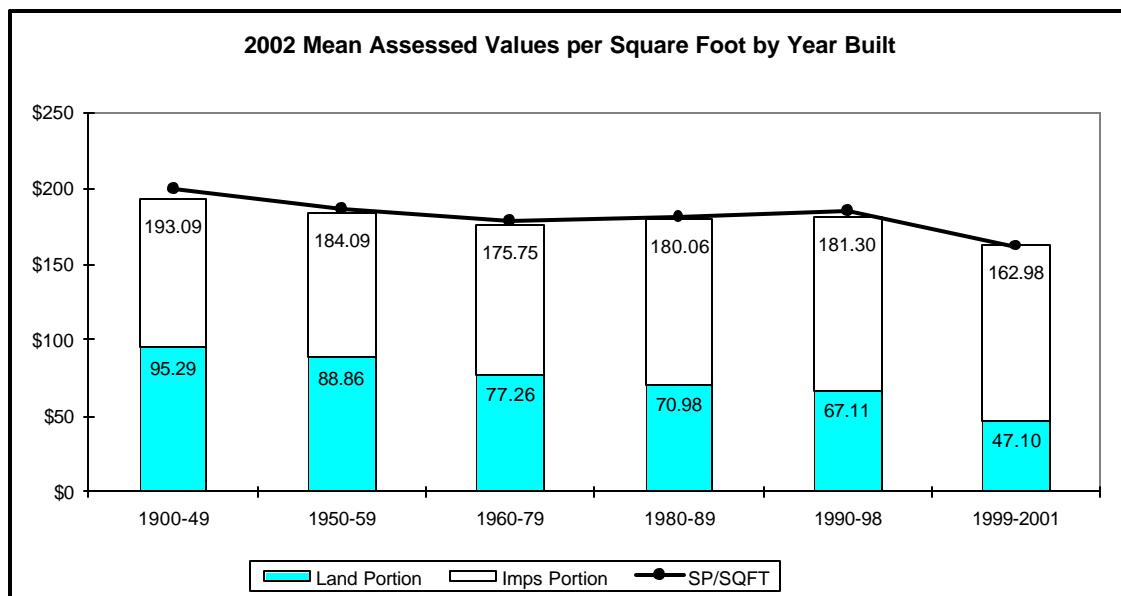
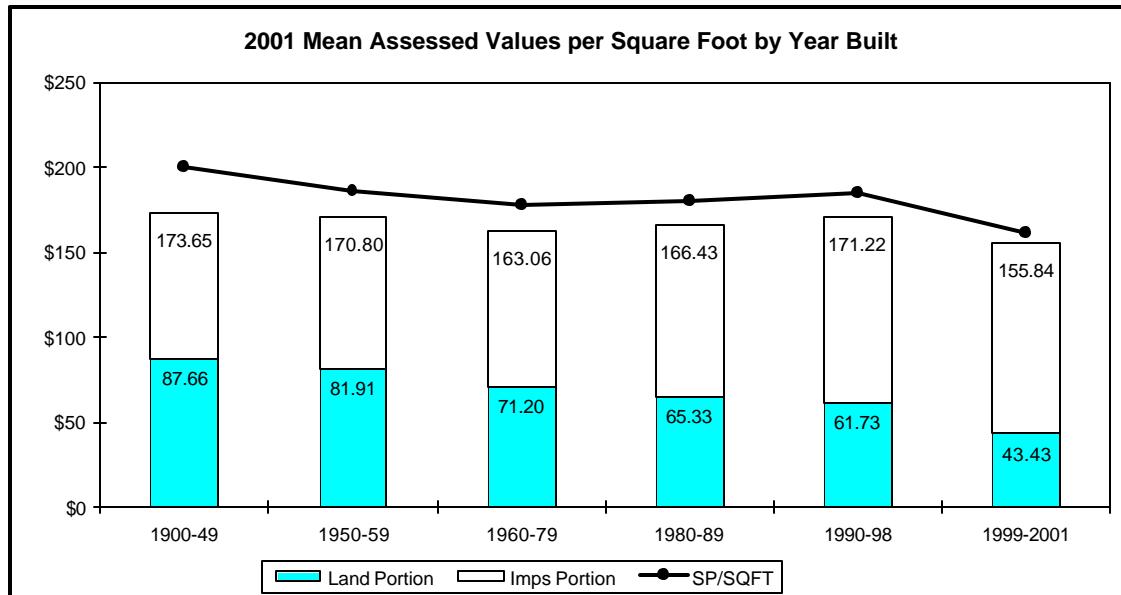
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.18%
5	15	2.73%
6	192	34.91%
7	263	47.82%
8	66	12.00%
9	13	2.36%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	550	

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	17	0.29%
5	113	1.93%
6	1712	29.26%
7	2852	48.75%
8	910	15.56%
9	179	3.06%
10	36	0.62%
11	26	0.44%
12	2	0.03%
13	2	0.03%
	5850	



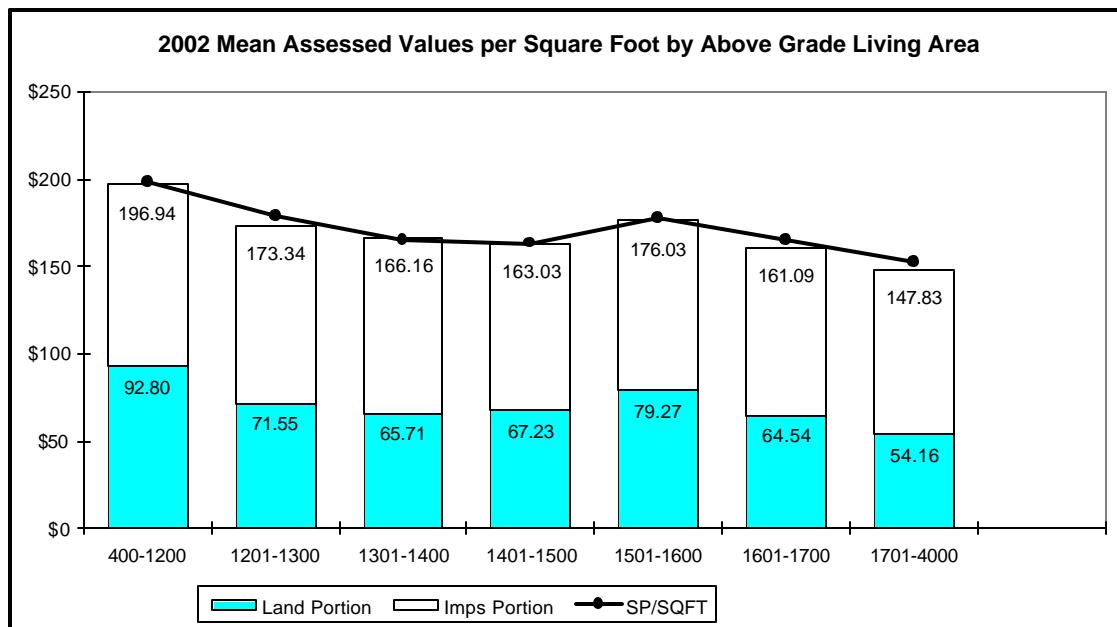
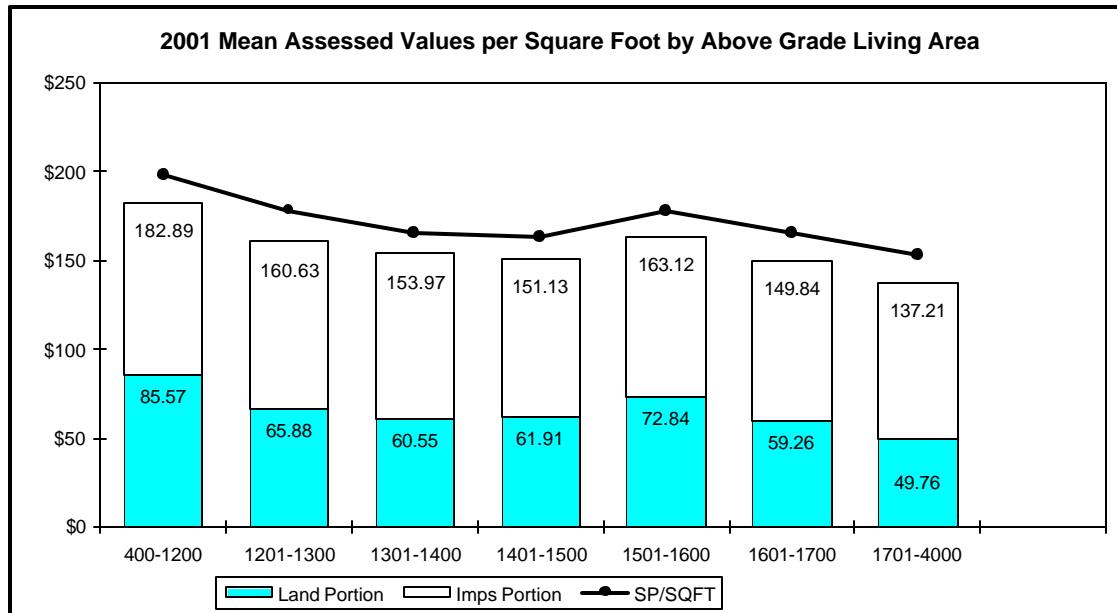
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



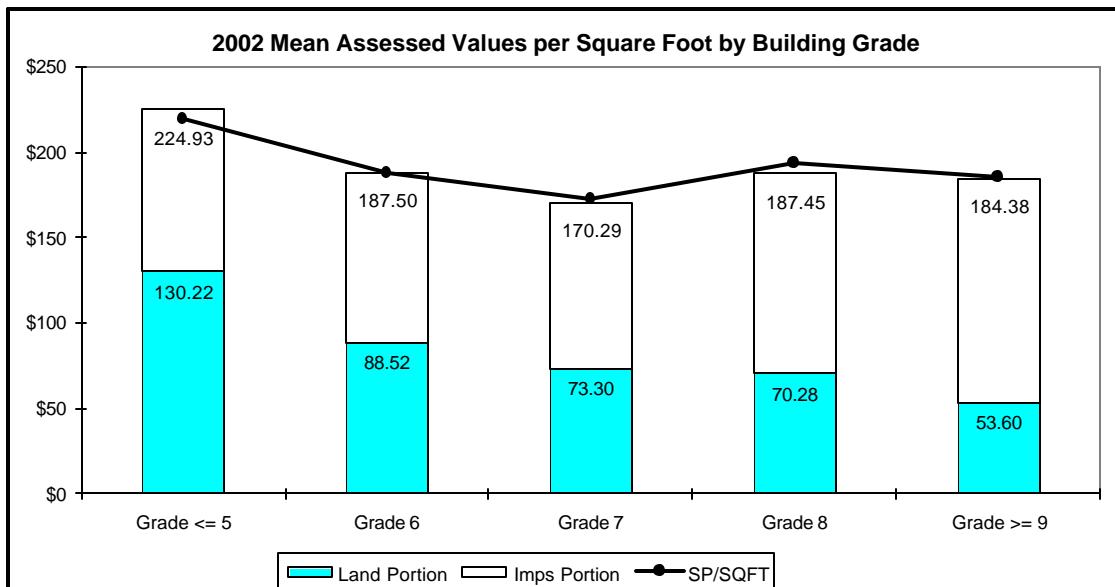
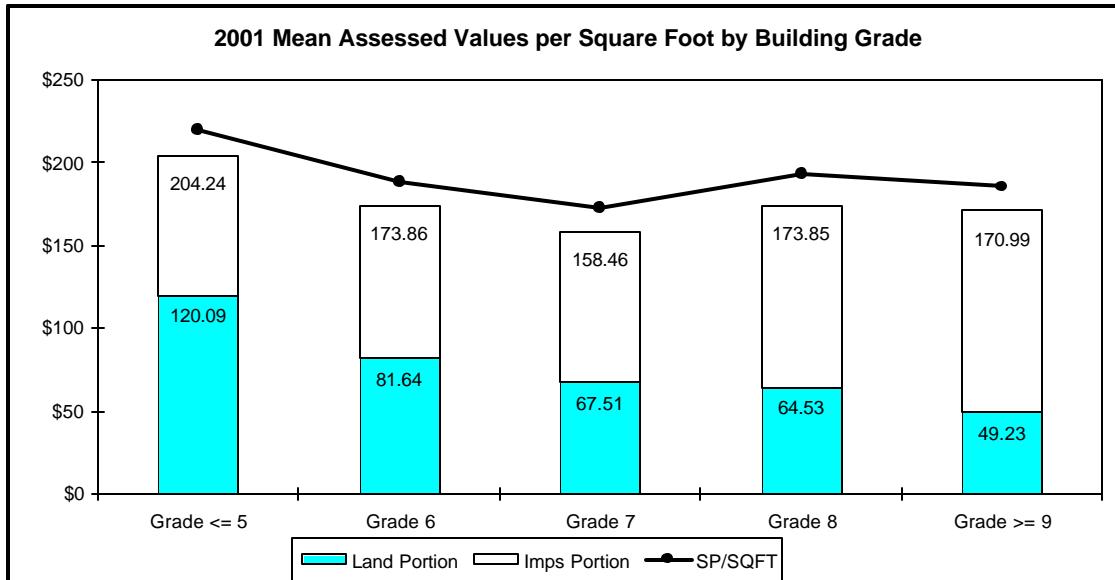
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/3/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales removed list

See the attached sales available and sales removed lists at the end of this report for more detailed information.

## ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall increase of 8.6% in land assessments in the area for 2002. The formula is:

$$\textbf{2002 Land Value} = \textbf{2001 Land Value} \times \textbf{1.086}$$

with the results rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 550 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression approach with the 2001 assessment ratio being the dependent variable.

The results showed that including variables for sub-area, year built and traffic noise improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses built between 1931 and 1940 were lower than others and the formula adjusted them upward more than the other parcels. Conversely, houses in sub-area 3, houses built between 1991 and 2000, and houses coded with traffic noise were higher than the average and the formula adjusted those upward less than the others.

### ***Improved Parcel Update (continued)***

The derived adjustment formula is:

$$\begin{aligned} \text{2002 Total Value} = & \text{ 2001 Total Value} / (0.9244139 + 0.03122402 \text{ (if Sub-area = 3)} - \\ & 0.04293811 \text{ (if } 1931 \leq \text{Year Built} \leq 1940\text{)} + 0.035984 \text{ (if } 1991 \leq \text{Year Built} \leq 2000\text{)} + \\ & 0.04311591 \text{ (if Coded with Traffic Noise)}) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2002 Improvements Value} = \text{2002 Total Value minus 2002 Land Value}$$

An explanatory adjustment table is included in this report on page 11.

*Other:*

- ? If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value \* 1.078 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
- ? If a house and mobile home exist, the formula derived from the house is used.
- ? If “accessory improvements only\*”, then: 2002 Total Value = 2001 Total Value \* 1.078 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. \*These include parcels with houses that have no characteristics data in the Assessor’s database.
- ? If vacant parcels (no improvements value), only the land adjustment applies.
- ? Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- ? If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Total Value x 1.078 (rounded down)”**.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

### Area 3 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value\*(1 + Overall +/- Characteristic Adjustments as Apply Below)**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

#### Overall (if no other adjustments apply)

9.4%

Year Built Renovated	1931-40	1991-2000
% Adjustment	5.4%	-4.1%
<b>Subarea</b>	<b>3</b>	
% Adjustment	-3.6%	
<b>Traffic Noise</b>	<b>Yes</b>	
% Adjustment	-4.9%	

#### Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a house built between 1991 and 2000 would *approximately* receive a 5.3% *upward* adjustment (9.4% *upward* for the overall, mitigated by 4.1% *downward* for year built).

There are 860 houses in subarea 3, 231 houses built between 1931 and 1940, 302 houses built between 1991 and 2000, and 911 houses coded with traffic noise.

About 64% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

## Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2002 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
3	91	0.942	0.990	5.1%	0.971	1.009
5	73	0.941	1.009	7.3%	0.988	1.030
6	195	0.900	0.973	8.1%	0.958	0.987
7	122	0.910	0.985	8.3%	0.964	1.006
8	69	0.900	0.981	8.9%	0.946	1.016
ViewY/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	524	0.913	0.983	7.7%	0.974	0.993
Y	26	0.910	0.988	8.6%	0.933	1.042
Water Front	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	548	0.912	0.982	7.7%	0.973	0.992
Y	2	0.997	1.091	9.3%	-0.588	2.769
Traffic Noise	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	457	0.906	0.983	8.5%	0.973	0.994
Y	93	0.952	0.987	3.7%	0.966	1.008
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
2	5	0.882	0.943	6.9%	0.700	1.186
3	442	0.917	0.986	7.6%	0.976	0.996
4	86	0.897	0.974	8.6%	0.947	1.000
5	17	0.910	0.985	8.3%	0.921	1.050
Lotsize	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
3000-5000	6	0.952	0.992	4.2%	0.917	1.067
5001-8000	173	0.918	0.983	7.1%	0.967	0.998
8001-12000	311	0.915	0.988	8.0%	0.976	1.000
12001-16000	36	0.910	0.990	8.8%	0.949	1.031
16001-20000	12	0.874	0.949	8.6%	0.820	1.079
20001-30000	8	0.865	0.930	7.5%	0.782	1.077
30001-43559	2	0.842	0.912	8.3%	-1.113	2.937
1AC-3AC	2	0.855	0.934	9.3%	0.148	1.721

## Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2002 weighted mean is 0.984.

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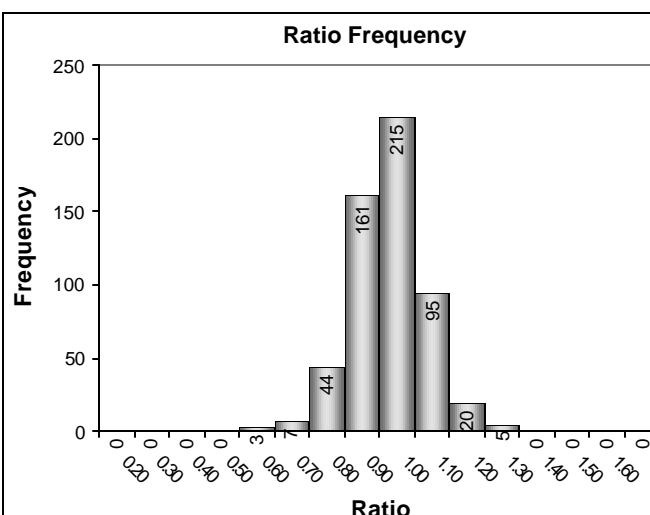
It is difficult to draw conclusions when the sales count is low.

Year Built or Renovated	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1910	1	0.863	0.944	9.3%	N/A	N/A
1911-1920	1	1.000	1.040	4.0%	N/A	N/A
1921-1930	9	0.913	0.989	8.3%	0.853	1.126
1931-1940	31	0.838	0.948	13.2%	0.890	1.006
1941-1950	228	0.913	0.983	7.6%	0.968	0.997
1951-1960	143	0.910	0.983	8.0%	0.966	1.000
1961-1970	43	0.911	0.986	8.2%	0.950	1.022
1971-1980	24	0.932	1.010	8.4%	0.968	1.052
1981-1990	23	0.919	0.989	7.6%	0.951	1.027
1991-2000	41	0.954	0.991	3.9%	0.962	1.021
>2000	6	0.891	0.962	7.9%	0.898	1.027
Building Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
4	1	1.233	1.344	9.0%	N/A	N/A
5	15	0.893	0.986	10.3%	0.905	1.066
6	192	0.924	0.997	7.9%	0.983	1.011
7	263	0.912	0.980	7.5%	0.967	0.994
8	66	0.900	0.971	7.8%	0.943	0.999
9	13	0.913	0.984	7.8%	0.909	1.058
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	446	0.910	0.981	7.8%	0.971	0.992
1.5	51	0.910	0.991	8.9%	0.959	1.024
2	52	0.926	0.989	6.8%	0.958	1.019
3	1	1.115	1.173	5.3%	N/A	N/A
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	53	0.938	1.014	8.2%	0.984	1.045
801-1000	99	0.923	0.993	7.6%	0.974	1.011
1001-1500	266	0.915	0.986	7.7%	0.973	0.999
1501-2000	87	0.918	0.988	7.6%	0.963	1.014
2001-2500	35	0.870	0.942	8.2%	0.897	0.987
2501-3000	8	0.916	0.978	6.8%	0.867	1.088
3001-4000	2	0.796	0.870	9.3%	0.755	0.985

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> NW/2	<b>Lien Date:</b> 1/1/2001	<b>Date of Report:</b> 7/29/2002	<b>Sales Dates:</b> 1/00 - 12/01								
<b>Area</b> <b>3</b>	<b>Analyst ID:</b> <b>JHEL</b>	<b>Property Type:</b> 1-3 Family Residences	<b>Adjusted for time?:</b> <b>No</b>								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 550</p> <p><b>Mean Assessed Value</b> 206,300</p> <p><b>Mean Sales Price</b> 226,000</p> <p><b>Standard Deviation AV</b> 66,896</p> <p><b>Standard Deviation SP</b> 79,657</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 0.927</p> <p><b>Median Ratio</b> 0.927</p> <p><b>Weighted Mean Ratio</b> 0.913</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.508</p> <p><b>Highest ratio:</b> 1.275</p> <p><b>Coefficient of Dispersion</b> 8.71%</p> <p><b>Standard Deviation</b> 0.105</p> <p><b>Coefficient of Variation</b> 11.33%</p> <p><b>Price Related Differential (PRD)</b> 1.015</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.915</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.937</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.918</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.935</td> </tr> </table>				<i>Lower limit</i>	0.915	<i>Upper limit</i>	0.937	<i>Lower limit</i>	0.918	<i>Upper limit</i>	0.935
<i>Lower limit</i>	0.915										
<i>Upper limit</i>	0.937										
<i>Lower limit</i>	0.918										
<i>Upper limit</i>	0.935										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>n (population size)</b> 5850</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.105</p> <p><b>Recommended minimum:</b> 18</p> <p><b>Actual sample size:</b> 550</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>274</td> </tr> <tr> <td># ratios above mean:</td> <td>276</td> </tr> <tr> <td><b>Z:</b></td> <td>0.085</td> </tr> </table> <p><b>Conclusion:</b> <b>Normal*</b></p>				# ratios below mean:	274	# ratios above mean:	276	<b>Z:</b>	0.085		
# ratios below mean:	274										
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<b>Z:</b>	0.085										
<p><b>*i.e. no evidence of non-normality</b></p>											



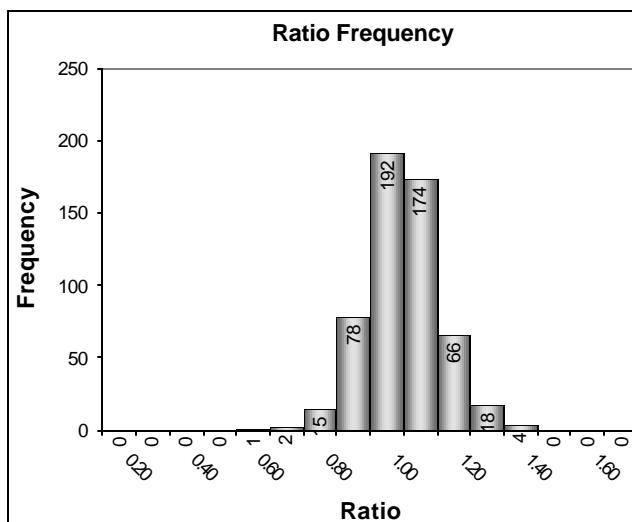
### COMMENTS:

1 - 3 Family Residences throughout the area.

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> NW/2	<b>Lien Date:</b> 1/1/2002	<b>Date of Report:</b> 7/29/2002	<b>Sales Dates:</b> 1/00- 12/01
<b>Area</b> <b>3</b>	<b>Analyst ID:</b> <b>JHEL</b>	<b>Property Type:</b> 1 - 3 Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 550 <b>Mean Assessed Value</b> 222,400 <b>Mean Sales Price</b> 226,000 <b>Standard Deviation AV</b> 72,956 <b>Standard Deviation SP</b> 79,657			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.998 <b>Median Ratio</b> 0.996 <b>Weighted Mean Ratio</b> 0.984			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.581 <b>Highest ratio:</b> 1.361 <b>Coefficient of Dispersion</b> 8.53% <b>Standard Deviation</b> 0.111 <b>Coefficient of Variation</b> 11.09%			
<b>PRICE RELATED DIFFERENTIAL (PRD)</b> 1.014			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.987 Upper limit 1.005			
<b>95% Confidence: Mean</b> Lower limit 0.988 Upper limit 1.007			
<b>SAMPLE SIZE EVALUATION</b>			
<b>n (population size)</b> 5850 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.111 <b>Recommended minimum:</b> 20 <b>Actual sample size:</b> 550			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 279 # ratios above mean: 271 Z: 0.341			
<b>Conclusion:</b> Normal*			
*i.e. no evidence of non-normality			



**COMMENTS:**

Assessment levels and uniformity are improved by Annual Update.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 3**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	397230	0144	10/13/00	152000	600	0	5	1945	3	8602	N	N	19059 12TH AV NE
3	255530	0060	11/7/00	135000	660	0	6	1949	3	8166	N	N	18510 10TH AV NE
3	092710	0396	8/27/01	170000	670	0	6	1953	5	6000	N	N	919 NE 180TH ST
3	092710	0396	6/7/00	159000	670	0	6	1953	5	6000	N	N	919 NE 180TH ST
3	397170	1300	3/6/00	152500	680	0	6	1924	4	9357	N	N	19221 15TH AV NE
3	616390	0261	4/10/00	157500	720	0	6	1950	3	6651	N	N	18302 10TH AV NE
3	397170	1295	7/28/01	155000	760	760	6	1947	3	10592	N	N	19223 15TH AV NE
3	741770	0151	9/22/00	185000	760	240	6	1949	3	10650	N	N	19726 FOREST PARK DR NE
3	616390	0202	9/18/00	168550	760	0	6	1947	5	5462	N	N	18004 9TH AV NE
3	616390	0190	6/28/00	160000	760	0	6	1947	3	5462	N	N	18022 9TH AV NE
3	323510	0235	10/11/00	139920	770	0	6	1948	3	11667	N	N	841 NE 188TH ST
3	397170	1450	7/14/00	188000	800	580	6	1945	3	7750	N	N	19212 12TH AV NE
3	255530	0035	5/30/01	178470	820	0	6	1949	3	8235	N	N	18916 10TH AV NE
3	402470	0102	12/8/00	159950	820	0	6	1947	3	8400	N	N	18328 15TH PL NE
3	616390	0360	5/23/01	177500	830	0	6	1947	3	14232	N	N	18121 12TH AV NE
3	397230	0195	3/19/01	170000	830	0	6	1949	3	6424	N	N	1007 NE PERKINS WY
3	255590	0320	10/12/00	148500	830	270	6	1959	3	6440	N	N	1237 NE PERKINS WY
3	616390	0360	2/1/00	147000	830	0	6	1947	3	14232	N	N	18121 12TH AV NE
3	397170	0705	1/22/01	168000	850	470	6	1950	3	8093	N	N	1002 NE 198TH ST
3	616390	0112	8/25/00	172500	920	0	6	1950	3	7545	N	N	18354 9TH AV NE
3	323510	0230	7/16/01	176900	940	0	6	1948	4	10035	N	N	835 NE 188TH ST
3	323510	0220	2/27/01	179950	940	0	6	1948	3	7883	N	N	823 NE 188TH ST
3	323510	0120	8/10/00	174500	940	0	6	1948	3	7908	N	N	823 NE 189TH ST
3	397170	1440	6/21/00	164000	940	0	6	1945	3	11625	N	N	19202 12TH AV NE
3	323510	0220	1/11/00	162000	940	0	6	1948	3	7883	N	N	823 NE 188TH ST
3	323510	0050	12/19/01	184950	990	0	6	1948	4	7873	N	N	859 NE 190TH ST
3	323510	0020	4/13/01	184450	990	0	6	1948	3	7908	N	N	823 NE 190TH ST
3	616390	0161	7/9/01	207500	1010	0	6	1947	3	9490	N	N	18209 10TH AV NE

**Sales Available for Annual Update Analysis**  
**Area 3**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	616390	0053	5/7/01	165000	1010	0	6	1947	3	9352	N	N	18060 8TH AV NE
3	616390	0902	5/23/01	180000	1030	0	6	1952	3	6400	N	N	17740 11TH AV NE
3	616390	0954	7/18/01	180000	1040	0	6	1953	3	8461	N	N	17546 11TH AV NE
3	616390	0063	9/15/00	168861	1060	0	6	1947	3	9361	N	N	18072 8TH AV NE
3	092710	0452	7/26/00	167000	1080	0	6	1949	4	9047	N	N	17560 8TH AV NE
3	397230	0075	5/24/00	205000	1140	0	6	1988	3	8978	N	N	19229 11TH AV NE
3	616390	0090	7/26/01	190000	1350	0	6	1947	4	5340	N	N	18337 9TH AV NE
3	397230	0205	1/2/01	165000	1420	0	6	1949	4	6414	N	N	1019 NE PERKINS WY
3	616390	0322	8/30/00	150000	1940	0	6	1947	3	7593	N	N	18340 11TH AV NE
3	052604	9045	7/19/01	169950	850	0	7	1954	3	6250	N	N	1215 NE 187TH ST
3	398530	0145	8/29/01	216000	860	450	7	1982	3	9127	N	N	20141 FOREST PARK DR NE
3	398530	0146	4/20/00	194900	860	500	7	1982	3	7052	N	N	20145 FOREST PARK DR NE
3	397230	0120	7/13/00	204950	920	0	7	1939	3	14068	N	N	19240 11TH AV NE
3	397230	0230	8/29/01	217000	950	400	7	1940	3	8030	N	N	1113 NE PERKINS WY
3	549070	0065	10/25/00	189950	970	0	7	1956	3	6760	N	N	818 NE 194TH ST
3	549070	0051	8/9/00	179900	970	0	7	1956	3	7800	N	N	830 NE 194TH ST
3	255590	0145	3/28/00	179950	980	0	7	1951	3	7200	N	N	1255 NE 188TH ST
3	255590	0090	4/9/01	223500	1030	300	7	1953	3	9585	N	N	18722 12TH AV NE
3	780530	0050	7/9/01	222400	1040	440	7	1990	3	6695	N	N	19723 10TH AV NE
3	255590	0075	1/29/01	195000	1040	600	7	1960	3	8880	N	N	1212 NE 187TH ST
3	616390	0430	8/11/00	175000	1060	0	7	1950	3	6900	N	N	18032 12TH AV NE
3	398530	0265	8/11/00	214950	1080	790	7	1978	3	11779	N	N	1110 NE 200TH ST
3	397170	0690	12/12/01	218600	1100	460	7	1954	3	14373	N	N	1022 NE 198TH ST
3	616390	0893	9/5/00	200000	1100	0	7	1954	3	8320	N	N	1105 NE 180TH ST
3	030800	0050	2/7/00	199990	1100	350	7	1977	3	6600	N	N	20109 12TH AV NE
3	092710	0338	2/1/01	225000	1110	750	7	1961	4	7415	N	N	821 NE SERPENTINE PL
3	397170	1190	11/14/01	165000	1120	0	7	1950	3	9307	N	N	19549 15TH AV NE
3	616390	0477	3/14/00	225000	1120	670	7	1997	3	4287	N	N	1223 NE 184TH ST
3	255530	0080	8/28/01	209000	1160	0	7	1949	3	8182	N	N	18534 10TH AV NE

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**Area 3**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	780530	0180	12/7/00	184000	1160	0	7	1957	3	9259	N	N	834 NE 195TH ST
3	616390	0374	12/3/01	169500	1190	0	7	1943	4	9720	N	N	18042 11TH AV NE
3	092710	0335	5/23/01	237000	1190	410	7	1961	4	6420	N	N	815 NE SERPENTINE PL
3	255590	0225	3/16/01	215000	1190	0	7	1954	3	6720	N	N	18739 12TH AV NE
3	613690	0040	11/13/01	195000	1210	0	7	1951	3	7078	N	N	17707 11TH AV NE
3	397170	0220	10/22/01	245900	1230	500	7	1979	3	11013	N	N	1114 NE 200TH ST
3	255650	0040	4/12/00	201000	1230	0	7	1955	3	7492	N	N	1216 NE 185TH ST
3	092710	0323	8/30/00	225000	1240	440	7	1982	3	7204	N	N	17520 9TH CT NE
3	255650	0055	10/15/00	245000	1250	910	7	1955	3	7970	N	N	1233 NE 187TH ST
3	397170	1100	9/19/00	199950	1250	0	7	1968	3	11099	N	N	19505 14TH AV NE
3	398530	0195	7/19/00	240000	1250	350	7	1979	3	9931	N	N	20044 12TH AV NE
3	092710	0326	7/9/01	257500	1270	600	7	1981	3	6885	N	N	17521 9TH CT NE
3	616390	0861	11/10/00	184500	1280	0	7	1953	3	8704	N	N	17810 10TH AV NE
3	858330	0010	2/11/00	234950	1340	840	7	1957	3	9000	N	N	1116 NE 185TH ST
3	566510	0015	6/28/00	184000	1370	0	7	1954	4	6263	N	N	1248 NE 184TH PL
3	255590	0310	5/9/00	244950	1370	770	7	1967	3	7340	N	N	1223 NE PERKINS WY
3	616390	0011	6/22/01	209085	1450	0	7	1950	4	9277	N	N	820 NE 180TH ST
3	092710	0425	3/28/01	175000	1470	0	7	1939	3	9347	N	N	17633 10TH AV NE
3	397170	1475	8/24/00	245000	1480	840	7	1987	3	9724	N	N	19238 12TH AV NE
3	616390	0194	12/29/00	186950	1520	0	7	1949	3	7483	N	N	18017 10TH AV NE
3	616390	0442	12/6/00	160000	1580	0	7	1946	3	11310	N	N	1210 NE 181ST PL
3	616390	0922	10/20/00	223250	1590	650	7	1956	3	7459	N	N	17724 11TH AV NE
3	397230	0253	3/14/00	240000	1750	0	7	1949	4	6645	N	N	1133 NE PERKINS WY
3	397170	1140	2/9/01	255000	1760	0	7	1936	4	13125	N	N	19541 14TH AV NE
3	092710	0410	3/21/01	240750	1890	0	7	1942	5	7216	N	N	916 NE 178TH PL
3	397170	0707	7/18/01	275000	1270	630	8	2001	2	11618	N	N	1006 NE 198TH ST
3	780530	0085	6/19/01	275000	1340	940	8	2000	3	7075	N	N	1023 NE 198TH ST
3	397230	0135	2/7/00	266000	1350	910	8	1999	3	8976	N	N	19217 12TH AV NE
3	255590	0296	7/24/00	268900	1550	660	8	1959	3	8420	N	N	1210 NE 188TH ST

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3	780530	0080	5/9/00	249950	1700	980	8	1962	3	13202	N	N	19745 10TH AV NE
3	255590	0301	8/27/01	299000	1770	1250	8	1969	3	9470	N	N	1212 NE 188TH ST
3	255590	0085	8/2/01	293000	1860	600	8	1954	3	10400	N	N	18712 12TH AV NE
3	616390	0367	6/27/00	250000	2070	0	8	1999	3	5806	N	N	18125 12TH AV NE
3	398530	0211	10/29/01	285000	2390	540	8	1979	3	10740	N	N	1402 NE 200TH CT
5	730530	0175	8/30/00	147950	740	0	6	1948	3	8152	N	N	329 NE 175TH ST
5	730530	0095	6/9/00	140000	740	0	6	1948	3	8152	N	N	223 NE 175TH ST
5	263450	0005	3/6/00	145000	810	0	6	1949	3	8494	N	N	357 NE 152ND ST
5	730590	0005	5/25/01	179500	820	0	6	1949	4	8305	N	N	421 NE 170TH ST
5	730530	0050	10/6/00	189950	910	190	6	1948	3	7699	N	N	228 NE 174TH ST
5	730530	0465	4/18/00	215000	910	430	6	1948	3	8409	N	N	17047 3RD AV NE
5	730530	0480	5/7/01	200000	960	0	6	1948	3	8408	N	N	17205 3RD AV NE
5	608410	0110	2/23/00	177000	980	880	6	1913	4	7259	N	N	18017 5TH AV NE
5	261010	0095	11/27/01	194000	1010	0	6	1947	3	7200	N	N	308 NE 155TH ST
5	504730	0021	3/1/01	171000	1010	0	6	1951	3	8840	N	N	336 NE 157TH ST
5	730530	0380	9/5/01	177000	1030	0	6	1948	3	8410	N	N	17034 2ND AV NE
5	041110	0010	5/1/01	168950	1060	0	6	1950	3	6505	N	N	15420 2ND AV NE
5	041110	0005	4/4/00	162000	1060	0	6	1950	3	6504	N	N	301 NE 155TH ST
5	261070	0075	2/7/00	188000	1070	200	6	1948	4	8160	N	N	335 NE 158TH ST
5	730530	0695	2/14/01	179000	1100	0	6	1948	3	8408	N	N	17052 4TH AV NE
5	730530	0335	1/10/01	178500	1110	0	6	1948	3	8407	N	N	17211 2ND AV NE
5	730590	0070	7/24/01	185000	1140	0	6	1949	3	8780	N	N	16917 4TH AV NE
5	730530	0700	5/29/01	195950	1140	0	6	1948	3	8408	N	N	17058 4TH AV NE
5	730530	0165	11/26/01	169000	1200	0	6	1948	3	8152	N	N	317 NE 175TH ST
5	041110	0050	4/11/00	170000	1240	0	6	1950	4	6300	N	N	165 NE 155TH ST
5	572750	0110	12/11/00	169950	1340	0	6	1952	3	8076	N	N	16735 2ND AV NE
5	730530	0690	12/7/01	168000	1430	0	6	1948	3	8409	N	N	17048 4TH AV NE
5	261010	0030	9/26/00	187200	1450	0	6	1947	3	7200	N	N	326 NE 156TH ST
5	730530	0775	2/10/00	173000	1510	0	6	1948	4	8408	N	N	17059 5TH AV NE

**Sales Available for Annual Update Analysis**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	566210	0115	4/24/01	179950	870	0	7	1954	3	6807	N	N	18052 7TH AV NE
5	183450	0070	3/23/01	199950	880	0	7	1953	3	6471	N	N	16520 3RD AV NE
5	572750	0156	3/14/00	188000	910	910	7	1950	3	6000	N	N	132 NE 167TH ST
5	052604	9055	4/6/00	175000	960	0	7	1966	3	8246	N	N	18533 8TH AV NE
5	566210	0065	5/24/00	176000	970	0	7	1954	3	7155	N	N	18301 7TH AV NE
5	730130	0275	1/11/01	224000	1030	1030	7	1955	3	6137	N	N	327 NE 163RD ST
5	868030	0045	2/20/01	192000	1050	1050	7	1952	3	8806	N	N	327 NE 148TH ST
5	092710	0151	11/13/00	209950	1050	0	7	1953	3	8145	N	N	17911 8TH AV NE
5	572750	0202	5/16/00	239500	1050	1050	7	1957	3	12000	N	N	16900 4TH AV NE
5	608410	0086	8/3/00	199950	1060	440	7	1997	3	3799	N	N	18041 5TH AV NE
5	730530	0210	1/20/00	172000	1060	0	7	1999	3	8410	N	N	17010 1ST AV NE
5	730070	0070	12/12/01	232000	1070	0	7	1950	3	6600	N	N	341 NE 162ND ST
5	288170	0295	7/13/00	189350	1080	0	7	1952	3	9000	N	N	16221 5TH AV NE
5	572750	0303	4/20/00	175000	1080	200	7	1955	3	6120	N	N	137 NE 166TH ST
5	052604	9030	6/14/01	192950	1090	0	7	1955	5	8970	N	N	18509 8TH AV NE
5	868030	0060	4/25/00	188000	1090	0	7	1952	3	8231	N	N	345 NE 148TH ST
5	092710	0188	5/3/01	202500	1110	400	7	1965	3	8700	N	N	515 5TH AV NE
5	092710	0098	6/27/01	162000	1140	0	7	1968	3	3900	N	N	18320 5TH AV NE
5	092710	0199	5/22/01	200000	1160	0	7	1949	3	15194	N	N	17844 5TH AV NE
5	615940	0085	6/30/00	205000	1170	300	7	1960	3	9391	N	N	113 NE 159TH ST
5	111510	0123	8/23/01	259950	1190	260	7	1987	3	8973	N	N	340 NE 178TH ST
5	730130	0105	6/1/01	240000	1190	600	7	1961	3	6180	N	N	157 NE 164TH ST
5	288170	0273	10/3/01	209000	1220	120	7	1950	3	7102	N	N	15905 5TH AV NE
5	868030	0015	3/14/01	175500	1220	0	7	1952	3	8435	N	N	348 NE 148TH ST
5	183450	0040	11/21/00	180000	1250	0	7	1951	3	7200	N	N	16608 3RD PL NE
5	397170	2320	2/14/01	195000	1280	0	7	1931	5	8060	N	N	715 NE 189TH ST
5	814200	0060	3/13/00	228000	1290	650	7	1960	3	9389	N	N	122 NE 158TH ST
5	211160	0100	8/29/00	145400	1300	0	7	1966	3	8117	N	N	15918 1ST AV NE
5	814200	0040	1/12/01	222500	1330	700	7	1960	3	9387	N	N	134 NE 158TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	802290	0015	4/19/01	210000	1340	0	7	1957	3	8380	N	N	344 NE 151ST ST
5	288170	0290	11/16/00	184000	1350	0	7	1952	3	9000	N	N	16215 5TH AV NE
5	730140	0120	3/29/00	153500	1350	0	7	1962	3	9360	N	N	121 NE 163RD ST
5	111510	0182	8/14/00	207000	1360	0	7	1980	3	10113	N	N	310 NE SERPENTINE PL
5	288170	0322	7/17/00	219000	1360	0	7	1988	3	7200	N	N	15109 3RD AV NE
5	730130	0125	5/19/00	200000	1380	730	7	1962	3	6180	N	N	135 NE 164TH ST
5	397170	2325	2/11/00	179990	1470	0	7	1991	3	8058	N	N	703 NE 189TH ST
5	730130	0155	5/23/00	219950	1490	0	7	1955	4	6150	N	N	334 NE 163RD ST
5	224170	0030	5/22/00	199950	1590	0	7	1969	3	8178	N	N	122 NE 156TH ST
5	200410	0080	1/2/01	212000	1780	0	7	1953	4	8138	N	N	345 NE 149TH ST
5	052604	9029	6/11/01	240000	2540	0	7	1985	3	10298	N	N	18510 7TH AV NE
5	502780	0160	9/11/00	237500	1440	600	8	1976	3	7210	N	N	429 NE 153RD ST
5	730700	0020	5/26/00	259950	1480	870	8	1965	3	7234	N	N	146 NE 165TH PL
5	777240	0010	8/23/01	299950	1510	940	8	1966	3	7341	N	N	17803 3RD AV NE
5	777240	0140	5/29/01	231500	1590	0	8	1966	3	9076	N	N	17734 2ND PL NE
5	111510	0162	4/27/00	304500	1600	1020	8	1928	4	13498	N	N	343 NE 178TH ST
5	092710	0198	6/26/00	279950	1800	0	8	1999	3	7179	N	N	513 NE 179TH ST
5	572750	0163	7/17/01	316000	2260	0	8	2001	3	8640	N	N	16720 3RD AV NE
5	572750	0164	6/28/01	307000	2280	0	8	2001	3	7599	N	N	16730 3RD AV NE
5	092710	0194	7/6/00	350000	2680	0	9	1999	3	8015	N	N	515 NE 179TH PL
6	350010	0102	2/10/00	90000	420	0	4	1947	3	8432	N	N	14556 27TH AV NE
6	367050	0315	12/6/00	162500	670	300	5	1942	3	8100	N	N	1529 NE 147TH ST
6	367050	0545	3/13/01	189950	700	0	5	1932	3	8100	N	N	1721 NE 147TH ST
6	343250	1065	5/8/00	161000	740	0	5	1934	3	8100	N	N	15825 12TH AV NE
6	343250	1218	4/30/01	158500	880	0	5	1955	3	6345	N	N	16241 12TH AV NE
6	343250	0925	5/31/00	168999	950	0	5	1955	3	8100	N	N	15527 12TH AV NE
6	343250	0275	8/9/01	210000	1110	0	5	1945	3	6900	N	N	15846 14TH AV NE
6	343250	0930	2/13/01	173500	1240	0	5	1934	3	8100	N	N	15531 12TH AV NE
6	350010	0116	12/31/01	230000	1260	0	5	1947	4	8160	N	N	14532 27TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	040810	0155	9/15/00	167000	700	0	6	1949	3	6000	N	N	16832 11TH PL NE
6	040810	0180	5/22/00	195000	700	460	6	1949	3	6000	N	N	1117 NE 170TH ST
6	040810	0015	5/10/00	164950	700	0	6	1950	3	6060	N	N	16847 11TH AV NE
6	730430	0435	11/8/00	176500	720	0	6	1947	3	5502	N	N	15562 8TH AV NE
6	730430	0380	6/2/00	161500	720	0	6	1947	3	11154	N	N	15513 8TH AV NE
6	343250	1530	10/15/01	183750	740	0	6	1947	3	8100	N	N	16031 11TH AV NE
6	343250	0140	2/28/00	155950	750	0	6	1952	3	6900	N	N	15522 14TH AV NE
6	254810	0190	12/10/01	172000	760	0	6	1950	3	6741	N	N	1201 NE 170TH ST
6	343250	1735	9/7/01	158400	760	0	6	1931	3	8100	N	N	15516 10TH AV NE
6	343250	1735	9/12/00	185000	760	0	6	1931	3	8100	N	N	15516 10TH AV NE
6	417950	0010	6/15/00	172000	770	0	6	1954	3	7200	N	N	15204 8TH AV NE
6	367050	0630	4/30/01	188000	780	0	6	1947	3	8775	N	N	14604 17TH AV NE
6	730430	0070	3/10/00	195000	780	180	6	1947	3	8184	N	N	15824 5TH AV NE
6	616390	1211	8/13/01	200000	790	0	6	1948	4	5681	N	N	17115 10TH AV NE
6	367050	0055	8/7/00	178000	790	0	6	1940	3	8100	N	N	1540 NE 148TH ST
6	616390	1211	6/14/00	171000	790	0	6	1948	4	5681	N	N	17115 10TH AV NE
6	367050	0655	8/21/01	200000	800	0	6	1947	3	8100	N	N	1727 NE 148TH ST
6	756870	0720	5/5/00	205000	800	0	6	1944	3	7440	N	N	14565 6TH AV NE
6	730430	0010	2/21/01	195000	810	0	6	1947	3	8308	N	N	15510 5TH AV NE
6	730430	1345	6/22/00	201450	810	270	6	1947	3	8184	N	N	16024 5TH AV NE
6	730430	0340	6/5/00	184500	810	0	6	1947	4	10985	N	N	15565 8TH AV NE
6	730430	0300	5/22/00	160000	810	0	6	1947	3	11050	N	N	15837 8TH AV NE
6	350010	0160	7/16/01	188726	820	0	6	1939	3	8160	N	N	14533 27TH AV NE
6	350010	0015	8/28/01	178000	830	0	6	1950	3	8160	N	N	14730 25TH AV NE
6	616390	1113	2/26/01	187000	830	390	6	1980	3	8250	N	N	828 NE 170TH ST
6	730430	0681	11/19/01	210000	850	0	6	1948	3	8060	N	N	15827 10TH AV NE
6	343250	0310	7/11/00	175000	850	0	6	1948	3	6900	N	N	15812 14TH AV NE
6	373890	0065	3/16/01	177750	860	0	6	1948	3	8160	N	N	14717 22ND AV NE
6	730430	0880	9/14/00	170000	860	0	6	1947	3	8184	N	N	16263 10TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	343250	0860	11/21/01	190000	880	0	6	1953	3	8280	N	N	15550 12TH AV NE
6	343250	1310	5/17/01	170000	880	0	6	1952	3	8100	N	N	16214 11TH AV NE
6	756870	0160	6/5/00	169950	890	0	6	1947	3	7440	N	N	15261 6TH AV NE
6	730430	1270	4/24/00	157500	890	0	6	1947	4	5591	N	N	16241 8TH AV NE
6	399570	0555	6/15/00	179000	900	0	6	1947	3	8160	N	N	15005 27TH AV NE
6	350010	0214	6/14/01	186000	910	0	6	1947	3	8160	N	N	14527 26TH AV NE
6	730430	0930	10/16/00	190000	910	0	6	1947	4	8184	N	N	16039 10TH AV NE
6	399570	0565	3/9/01	181000	920	0	6	1947	3	8160	N	N	15015 27TH AV NE
6	616390	1360	1/10/01	170500	920	0	6	1954	3	6459	N	N	1103 NE 175TH ST
6	399570	0460	12/11/01	190000	930	0	6	1948	4	8160	N	N	15011 26TH AV NE
6	730430	0515	5/23/01	190000	940	0	6	1947	4	8184	N	N	15803 9TH AV NE
6	040810	0005	10/31/00	192000	940	0	6	1949	3	6300	N	N	1005 NE 170TH ST
6	756870	0580	8/8/00	199000	950	0	6	1947	4	10140	N	N	14701 8TH AV NE
6	616390	1313	6/14/00	152000	950	0	6	1947	3	8320	N	N	17224 10TH AV NE
6	663290	0391	1/25/00	133000	950	0	6	1946	2	11040	N	N	15244 12TH AV NE
6	343250	1480	10/22/01	217000	960	960	6	1960	4	8100	N	N	15815 11TH AV NE
6	756870	0734	9/17/01	182000	960	0	6	1968	3	7440	N	N	14541 6TH AV NE
6	756870	0500	7/13/01	196000	960	0	6	1950	3	7440	N	N	14808 6TH AV NE
6	040810	0030	8/29/01	180000	970	0	6	1949	4	5900	N	N	16752 10TH AV NE
6	756870	0495	10/27/00	175000	970	0	6	1940	3	5332	N	N	14800 6TH AV NE
6	730430	0415	3/9/00	190000	970	0	6	1947	3	11323	N	N	15536 8TH AV NE
6	663290	0270	7/13/01	232500	990	150	6	1947	3	17400	N	N	14820 12TH AV NE
6	343250	1450	6/13/01	207950	990	0	6	1927	3	8100	N	N	16220 10TH AV NE
6	040810	0045	12/6/01	164000	1010	0	6	1950	3	7380	N	N	16823 11TH AV NE
6	730430	1005	7/19/00	175000	1010	0	6	1947	3	11220	N	N	16220 8TH AV NE
6	756870	0510	1/21/00	154940	1010	0	6	1948	3	7440	N	N	14820 6TH AV NE
6	343250	1000	7/16/01	221950	1020	0	6	1950	3	8100	N	N	15550 12TH AV NE
6	343250	0475	5/9/01	230000	1020	0	6	1927	4	13800	N	N	16208 14TH AV NE
6	730430	0550	4/11/00	162000	1030	0	6	1947	4	8308	N	N	15537 9TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	756870	0250	1/19/00	176160	1030	0	6	1940	3	7440	N	N	15314 5TH AV NE
6	730430	1310	9/8/00	175950	1040	0	6	1947	3	7428	N	N	16027 8TH AV NE
6	616390	1061	5/5/01	219000	1050	0	6	1946	3	7877	N	N	17057 8TH AV NE
6	343250	1676	12/13/01	195000	1060	0	6	1951	3	8986	N	N	1011 NE 158TH ST
6	730430	0715	11/20/01	220000	1060	0	6	1947	3	8184	N	N	15571 10TH AV NE
6	343250	1075	6/19/01	200850	1060	0	6	1942	3	8100	N	N	15839 12TH AV NE
6	343250	0616	5/24/01	170000	1060	0	6	1951	2	8880	N	N	1202 NE 162ND ST
6	663290	0261	3/21/01	169950	1060	0	6	1972	3	7254	N	N	14822 12TH AV NE
6	399570	0290	9/18/00	192500	1070	0	6	1948	3	8100	N	N	15335 27TH AV NE
6	730430	0410	8/24/01	214950	1080	0	6	1947	3	11323	N	N	15530 8TH AV NE
6	350010	0188	7/31/01	180000	1080	0	6	1947	3	9758	N	N	2610 NE 145TH ST
6	616390	1680	4/25/01	220000	1100	0	6	1952	3	8820	N	N	849 NE 170TH ST
6	343250	0765	3/26/01	179950	1100	0	6	1947	4	8280	N	N	1216 NE 155TH ST
6	373890	0050	12/10/01	192500	1130	0	6	1948	3	8160	N	N	14559 22ND AV NE
6	730430	1085	6/21/01	214500	1130	0	6	1947	3	8184	N	N	16241 9TH AV NE
6	367050	0800	10/4/01	200500	1140	0	6	1950	3	8100	N	N	1732 NE 148TH ST
6	663290	0714	4/20/00	180950	1140	0	6	1930	4	7020	N	N	1114 NE 145TH ST
6	343250	1510	10/19/01	208500	1190	0	6	1951	4	8100	N	N	16007 11TH AV NE
6	343250	1205	12/6/01	222000	1200	0	6	1951	3	8100	N	N	16227 12TH AV NE
6	730430	1225	5/22/00	175500	1200	0	6	1948	4	8680	N	N	16274 6TH AV NE
6	756870	0795	10/19/01	230000	1210	0	6	1939	4	7440	N	N	14526 5TH AV NE
6	756870	0210	2/13/01	214000	1230	0	6	1939	3	5332	N	N	15201 6TH AV NE
6	730430	0990	9/7/00	189000	1230	0	6	1947	3	11220	N	N	16200 8TH AV NE
6	343250	1520	11/1/01	179950	1250	0	6	1955	3	8100	N	N	16017 11TH AV NE
6	343250	1650	6/19/01	219000	1250	860	6	1949	3	8100	N	N	15547 11TH AV NE
6	350010	0034	4/16/01	228950	1270	0	6	1949	4	8160	N	N	14756 26TH AV NE
6	756870	0805	10/24/00	202000	1290	0	6	1947	3	7440	N	N	14540 5TH AV NE
6	350010	0008	9/19/00	202000	1310	0	6	1950	4	8092	N	N	2503 NE 150TH ST
6	730430	1260	5/15/01	217000	1320	0	6	1947	5	12750	N	N	16255 8TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	730430	1175	4/13/00	176500	1320	0	6	1947	4	8680	N	N	16036 6TH AV NE
6	373890	0015	11/5/01	205000	1340	0	6	1948	5	8160	N	N	14517 22ND AV NE
6	367050	0705	6/22/01	215000	1340	0	6	1931	3	8100	N	N	1722 NE 147TH ST
6	730430	0135	7/27/01	235000	1360	0	6	1947	4	8184	N	N	15549 6TH AV NE
6	343250	0780	11/29/00	222950	1360	0	6	1952	3	8280	N	N	15521 14TH AV NE
6	756870	0365	8/1/00	190200	1390	0	6	1939	4	7440	N	N	14812 5TH AV NE
6	663290	0410	10/16/01	224950	1400	0	6	1945	3	12420	N	N	15220 12TH AV NE
6	343250	0460	9/21/00	184500	1410	0	6	1947	3	6900	N	N	16222 14TH AV NE
6	730430	0631	1/12/00	185000	1430	0	6	1947	3	8184	N	N	15574 9TH AV NE
6	373890	0060	10/24/00	185000	1450	0	6	1948	4	8160	N	N	14711 22ND AV NE
6	756870	0600	6/20/01	227000	1580	0	6	1947	3	10140	N	N	14537 8TH AV NE
6	616390	0991	7/7/00	215000	1890	0	6	1946	4	7342	N	N	17034 5TH AV NE
6	730430	1271	4/12/00	193950	1910	0	6	1947	5	5317	N	N	16233 8TH AV NE
6	616390	1050	4/26/00	201950	1950	0	6	1947	3	11831	N	N	17207 8TH AV NE
6	040810	0060	11/21/01	177500	700	0	7	1949	3	5900	N	N	16738 10TH AV NE
6	616390	1331	5/10/01	168000	890	0	7	1950	3	12000	N	N	17404 10TH AV NE
6	350010	0204	2/8/01	160000	900	0	7	1953	3	8160	N	N	14546 25TH AV NE
6	343250	0215	1/22/01	199000	920	620	7	1955	3	6900	N	N	15853 15TH AV NE
6	616390	1361	6/21/00	169950	950	0	7	1954	3	6337	N	N	1121 NE 175TH ST
6	343250	0020	5/11/01	182950	1000	0	7	1962	3	6900	N	N	15517 15TH AV NE
6	343250	0167	1/3/00	165000	1020	0	7	1951	3	8000	N	N	1422 NE 158TH ST
6	616390	1060	6/28/01	250000	1040	480	7	1994	3	9900	N	N	17203 8TH AV NE
6	343250	0280	2/24/00	172000	1040	0	7	1942	3	6973	N	N	15842 14TH AV NE
6	616390	1402	7/28/01	252000	1050	520	7	1957	3	8515	N	N	17211 12TH AV NE
6	254810	0095	8/24/00	200000	1050	0	7	1950	3	8400	N	N	1243 NE 169TH ST
6	092710	0298	5/10/00	175000	1060	0	7	1999	3	7072	N	N	541 NE 175TH ST
6	616390	1170	12/14/00	195000	1070	120	7	1955	3	7213	N	N	817 NE 174TH ST
6	616390	1112	11/13/00	188600	1080	0	7	1951	3	7169	N	N	804 NE 170TH ST
6	343250	1435	5/2/00	219950	1080	500	7	1948	3	8100	N	N	16238 10TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	670430	0020	7/25/01	226000	1110	0	7	1959	4	7200	N	N	14634 9TH PL NE
6	255830	0040	6/12/01	189000	1120	0	7	1952	3	8200	N	N	14717 25TH AV NE
6	255830	0030	11/17/00	159950	1120	0	7	1952	3	8200	N	N	14729 25TH AV NE
6	255830	0020	3/18/00	169950	1120	0	7	1952	3	8200	N	N	14739 25TH AV NE
6	343250	1375	1/26/01	170000	1130	1130	7	1965	3	8100	N	N	16257 11TH AV NE
6	663290	0551	11/17/00	245000	1130	530	7	1976	3	11851	N	N	15217 11TH AV NE
6	343250	1114	3/23/00	220000	1140	0	7	1961	3	8250	N	N	16034 11TH AV NE
6	343250	1165	10/8/01	253950	1150	420	7	1963	3	8100	N	N	15822 11TH AV NE
6	343250	0625	4/17/00	265000	1150	0	7	1941	4	8280	N	N	15801 14TH AV NE
6	670310	0075	6/7/00	235500	1160	610	7	1958	3	6820	N	N	911 NE 148TH ST
6	664930	0120	4/24/01	253500	1170	0	7	1961	4	7400	N	N	14720 28TH AV NE
6	670430	0070	7/24/01	203000	1200	0	7	1953	3	8218	N	N	901 NE 146TH ST
6	670430	0080	6/22/01	191000	1200	0	7	1952	3	8680	N	N	14625 9TH PL NE
6	343250	0910	3/7/01	205000	1200	0	7	1961	3	8100	N	N	15511 12TH AV NE
6	350010	0073	9/7/00	292000	1200	620	7	1964	3	8144	N	N	14751 28TH AV NE
6	714870	0140	6/7/00	192000	1200	0	7	1952	3	7378	N	N	17024 14TH AV NE
6	664930	0040	5/5/00	242000	1200	650	7	1961	4	8760	N	N	14538 28TH AV NE
6	616390	1631	2/14/00	219950	1210	870	7	1957	3	8990	N	N	16700 8TH AV NE
6	664930	0150	5/26/00	239950	1220	910	7	1961	3	8160	N	N	14707 30TH AV NE
6	343250	1630	7/18/00	196500	1240	0	7	1958	4	8100	N	N	15527 11TH AV NE
6	670250	0015	6/15/00	138000	1240	0	7	1952	3	6600	N	N	14824 8TH AV NE
6	616390	1210	2/15/01	169500	1260	0	7	1953	3	5625	N	N	17117 10TH AV NE
6	350010	0045	11/8/00	260000	1260	650	7	1973	3	8160	N	N	14738 26TH AV NE
6	616390	1930	7/13/00	187000	1270	0	7	1949	3	9450	N	N	16561 8TH AV NE
6	417950	0070	5/18/00	200000	1280	0	7	1955	4	7200	N	N	839 NE 152ND ST
6	663290	0130	5/22/01	345000	1300	0	7	1927	4	25288	N	N	14516 12TH AV NE
6	616390	1272	7/3/01	225000	1310	490	7	1959	3	7206	N	N	17029 11TH AV NE
6	663290	0710	4/16/01	235000	1310	380	7	1959	3	7830	N	N	14503 12TH AV NE
6	670370	0050	4/6/00	218000	1320	0	7	1952	4	6600	N	N	14619 9TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	730430	1275	12/5/01	289950	1330	950	7	1998	3	5210	N	N	16235 8TH AV NE
6	730430	1313	6/30/00	235000	1330	950	7	1998	3	5011	N	N	16029 8TH AV NE
6	373890	0195	12/17/01	249900	1340	670	7	1948	3	8160	N	N	14711 23RD AV NE
6	616390	1213	3/31/00	264950	1340	980	7	1999	3	5180	N	N	918 NE 172ND PL
6	616390	1215	3/22/00	272000	1340	980	7	1999	3	6101	N	N	914 NE 172ND PL
6	162604	9096	7/27/01	285000	1360	340	7	1948	3	18142	N	N	14762 23RD AV NE
6	663150	0010	11/14/00	220000	1360	0	7	1960	3	7758	N	N	1054 NE 154TH ST
6	350010	0025	6/27/00	194000	1370	0	7	1949	3	8432	N	N	14709 26TH AV NE
6	399570	0405	10/22/01	182000	1380	0	7	1948	3	8024	N	N	15058 25TH AV NE
6	670430	0105	4/28/00	225000	1380	0	7	1953	3	8550	N	N	14604 9TH AV NE
6	343250	0250	8/4/00	207500	1400	0	7	1975	3	7590	N	N	15868 14TH AV NE
6	254810	0100	12/26/01	222000	1410	0	7	1950	3	8400	N	N	1247 NE 169TH ST
6	343250	0968	8/28/01	199900	1410	0	7	1950	3	7020	N	N	15575 12TH AV NE
6	616390	1263	8/23/00	200000	1410	0	7	1991	3	8775	N	N	17021 11TH AV NE
6	254810	0100	6/21/00	184500	1410	0	7	1950	3	8400	N	N	1247 NE 169TH ST
6	224150	0095	10/19/01	212000	1420	0	7	1955	3	7497	N	N	849 NE 151ST ST
6	663290	0370	12/17/01	252000	1440	0	7	1983	3	11272	N	N	1211 NE 155TH ST
6	616390	1412	6/30/00	214000	1440	540	7	1935	4	9509	N	N	17055 12TH AV NE
6	663150	0030	6/1/01	255000	1460	840	7	1960	4	9162	N	N	1040 NE 154TH ST
6	663290	0632	1/22/01	257950	1520	0	7	1955	4	8307	N	N	1125 NE 152ND ST
6	082604	9064	8/15/01	243000	1600	0	7	1944	5	10850	N	N	16758 10TH AV NE
6	714870	0100	4/22/01	206000	1600	0	7	1952	4	7080	N	N	17031 14TH AV NE
6	616390	1371	3/26/01	214000	1600	0	7	1951	3	9750	N	N	17248 11TH AV NE
6	399570	0335	8/24/01	239900	1620	0	7	1995	3	8100	N	N	15334 25TH AV NE
6	350010	0065	6/29/00	193500	1660	0	7	1953	3	8160	N	N	14704 26TH AV NE
6	616390	1262	4/13/00	206000	1670	0	7	1946	3	11245	N	N	17016 10TH AV NE
6	616390	1233	9/18/01	301000	1680	360	7	1991	3	9636	N	N	17035 10TH AV NE
6	616390	1153	6/27/01	240000	1690	0	7	1994	3	9547	N	N	17052 8TH AV NE
6	670370	0010	7/26/00	197000	1690	0	7	1954	3	7150	N	N	904 NE 147TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	730430	0895	4/25/00	219950	1710	0	7	1988	3	8184	N	N	16243 10TH AV NE
6	350010	0143	2/22/00	220000	1750	0	7	1942	4	8432	N	N	14559 27TH AV NE
6	343250	0893	11/5/01	267500	1760	0	7	1991	3	7680	N	N	15508 12TH AV NE
6	616390	1874	2/28/01	239000	1810	0	7	1958	3	7680	N	N	521 NE 170TH ST
6	616390	1850	6/11/01	247500	1840	0	7	1969	3	10200	N	N	16737 6TH AV NE
6	367050	0290	10/12/00	275000	2060	0	7	1992	3	8100	N	N	1553 NE 147TH ST
6	367050	0160	5/9/01	230000	2100	0	7	1969	3	8100	N	N	1532 NE 147TH ST
6	343250	0705	5/4/00	285000	2200	0	7	1990	3	8280	N	N	16024 12TH AV NE
6	664930	0070	9/18/01	325000	2350	0	7	1961	5	8760	N	N	14556 28TH AV NE
6	616390	1217	6/26/01	349950	2580	0	7	2001	3	5342	N	N	915 NE 172ND PL
6	616390	0990	8/8/00	254000	1660	0	8	1993	3	7276	N	N	505 NE 170TH LN
6	663290	0080	4/10/01	359219	2220	0	8	2001	3	6703	N	N	1215 NE 148TH ST
7	399690	0485	11/15/01	110000	480	0	5	1948	3	8149	N	N	16029 26TH AV NE
7	399690	0040	5/14/01	145000	480	0	5	1948	3	9268	N	N	16046 28TH AV NE
7	399690	0040	3/17/00	119950	480	0	5	1948	3	9268	N	N	16046 28TH AV NE
7	558930	0310	10/3/01	176500	700	0	5	1947	3	9078	N	N	1511 NE 171ST ST
7	666890	0125	6/11/01	175000	700	0	6	1947	3	8321	N	N	1529 NE 168TH ST
7	399690	0400	11/28/01	150000	770	0	6	1948	3	8149	N	N	16311 27TH AV NE
7	399570	0130	6/13/01	200000	770	0	6	1988	3	8146	N	N	15522 26TH AV NE
7	399690	0215	1/25/01	179900	770	0	6	1948	3	8149	N	N	16334 27TH AV NE
7	399750	0060	1/3/01	166000	770	0	6	1948	3	8149	N	N	15852 26TH AV NE
7	399690	0630	11/16/00	149500	770	0	6	1948	3	6900	N	N	2529 NE 165TH ST
7	399690	0160	8/23/00	163500	770	0	6	1948	3	8149	N	N	16041 28TH AV NE
7	399690	0360	5/5/00	173000	770	0	6	1948	3	8149	N	N	16040 26TH AV NE
7	399570	0115	1/25/00	160000	770	0	6	1948	4	8666	N	N	15504 26TH AV NE
7	399690	0500	8/2/00	159000	790	0	6	1948	3	8149	N	N	16047 26TH AV NE
7	399690	0340	3/29/00	160000	800	0	6	1948	3	8340	N	N	16059 27TH AV NE
7	399570	0015	4/17/00	152500	810	0	6	1948	3	8577	N	N	15504 25TH AV NE
7	402530	0040	10/29/01	181500	820	0	6	1948	3	11939	N	N	16511 21ST AV NE

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7	558990	0125	1/23/01	164000	860	0	6	1948	3	9515	N	N	1545 NE 170TH ST
7	399690	0385	11/9/00	150000	860	0	6	1948	3	8149	N	N	16010 26TH AV NE
7	558990	0415	3/22/00	142000	860	0	6	1941	4	18129	N	N	2544 NE 168TH ST
7	558990	0595	11/21/01	154000	880	0	6	1940	3	9519	N	N	2108 NE 168TH ST
7	558990	0710	5/24/01	189950	880	0	6	1936	3	9344	N	N	1614 NE 168TH ST
7	558990	0275	10/25/00	167000	890	0	6	1949	3	9519	N	N	1816 NE 169TH ST
7	399690	0225	7/19/00	169950	900	0	6	1948	4	8149	N	N	16322 27TH AV NE
7	399690	0345	5/12/00	150000	900	0	6	1948	2	8340	N	N	16058 26TH AV NE
7	558930	0555	2/28/00	173950	930	0	6	1947	4	9119	N	N	1886 NE 171ST ST
7	558990	0470	1/22/01	175000	940	0	6	1936	3	8914	N	N	2231 NE 169TH ST
7	558990	0070	6/13/01	176000	970	0	6	1945	3	9519	N	N	1636 NE 169TH ST
7	558930	0725	7/10/00	160000	1010	0	6	1948	3	9100	N	N	2206 NE 170TH ST
7	558990	0310	10/15/01	211950	1020	0	6	1931	4	9519	N	N	2231 NE 170TH ST
7	558930	0240	11/27/01	190500	1100	0	6	1932	3	9908	N	N	1588 NE 170TH ST
7	402410	1375	9/7/00	160000	1210	0	6	1950	3	6970	N	N	1569 NE 177TH ST
7	399750	0035	5/10/00	192500	1360	0	6	1948	3	8149	N	N	15841 27TH AV NE
7	399690	0100	12/20/00	208000	1490	0	6	1948	4	15961	N	N	16358 28TH PL NE
7	399690	0115	10/29/01	197500	1560	0	6	1948	3	10723	N	N	16376 28TH PL NE
7	666890	0140	9/20/01	192500	850	0	7	1949	3	7379	N	N	16626 15TH AV NE
7	666890	0145	3/22/01	169400	850	0	7	1949	3	7434	N	N	16624 15TH AV NE
7	402350	1025	3/28/00	198950	860	0	7	1968	3	15374	N	N	2849 NE 178TH ST
7	666890	0065	3/26/01	180000	880	0	7	1949	3	5924	N	N	16504 15TH AV NE
7	399690	0050	3/26/01	198500	880	0	7	1948	3	9270	N	N	16058 28TH AV NE
7	402530	0240	9/18/01	244000	920	600	7	1947	3	10125	N	N	16534 22ND AV NE
7	558990	0510	6/27/00	174500	930	0	7	1948	3	10836	N	N	16826 18TH AV NE
7	558990	0605	2/22/01	180000	960	0	7	1952	3	9519	N	N	1836 NE 168TH ST
7	797990	0270	2/22/00	187000	980	0	7	1952	3	11407	N	N	16046 32ND AV NE
7	797990	0190	2/7/00	177000	980	0	7	1951	3	11407	N	N	16032 30TH AV NE
7	553830	0055	12/5/00	205000	990	0	7	1942	3	20549	N	N	16751 32ND AV NE

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7	558990	0190	4/24/01	223950	1010	0	7	1951	3	9519	N	N	1857 NE 170TH ST
7	402530	0005	11/10/00	181000	1020	0	7	1950	3	9762	N	N	16565 21ST AV NE
7	399690	0565	9/24/01	180000	1040	0	7	1948	3	8149	N	N	16305 26TH AV NE
7	402410	1191	8/24/00	190000	1050	0	7	1953	3	11250	N	N	1568 NE 172ND ST
7	402530	0320	8/8/01	202000	1070	0	7	1946	3	8100	N	N	16546 23RD AV NE
7	558990	0770	3/28/00	195000	1070	0	7	1932	4	10879	N	N	1519 NE 169TH ST
7	402410	0810	4/11/01	259950	1090	0	7	1951	3	7410	N	N	2259 NE 177TH ST
7	402530	0345	1/30/01	163990	1100	0	7	1947	3	11748	N	N	2525 NE 168TH ST
7	797990	0698	8/15/01	259950	1110	0	7	1954	3	6864	N	N	3009 NE 160TH ST
7	402410	0067	4/6/01	254950	1110	530	7	1997	3	27615	N	N	2413 NE 178TH ST
7	797990	0697	2/12/01	255000	1110	620	7	1954	4	6613	N	N	3009 NE 160TH ST
7	797990	0575	9/18/00	235000	1110	0	7	1954	3	8515	N	N	15833 33RD AV NE
7	558930	0731	9/20/00	200000	1130	650	7	1958	3	8313	N	N	17134 25TH AV NE
7	402530	0060	8/7/01	171000	1140	0	7	1948	3	10943	N	N	16516 18TH AV NE
7	402530	0020	2/11/00	165000	1150	0	7	1948	3	11178	N	N	16541 21ST AV NE
7	399690	0205	2/14/00	179000	1160	0	7	1948	3	8171	N	N	16335 28TH AV NE
7	092604	9011	3/20/01	189450	1200	0	7	1948	4	12078	N	N	16563 18TH AV NE
7	402530	0350	11/14/01	195000	1230	0	7	1955	3	12857	N	N	16539 27TH AV NE
7	553830	0300	5/4/01	247500	1250	0	7	1949	3	14893	N	N	17121 HILLSIDE DR NE
7	558990	0690	5/12/00	174995	1260	0	7	1959	3	9046	N	N	1640 NE 168TH ST
7	402410	0645	10/11/01	331500	1270	0	7	1938	3	30945	N	N	17163 30TH AV NE
7	399750	0015	4/12/01	230000	1270	0	7	1948	3	8149	N	N	15817 27TH AV NE
7	812340	0030	2/9/01	250000	1290	490	7	1980	3	7114	N	N	17703 21ST PL NE
7	399690	0515	10/25/01	165000	1300	0	7	1948	3	8340	N	N	16058 25TH AV NE
7	558990	0280	6/26/01	180000	1310	0	7	1965	3	9519	N	N	1808 NE 169TH ST
7	558930	0365	2/23/00	174000	1320	0	7	1952	3	6000	N	N	1867 NE 171ST ST
7	402410	1181	12/6/00	189050	1330	0	7	1947	4	7200	N	N	1554 NE 172ND ST
7	402350	1251	9/25/00	215000	1340	630	7	1958	3	15000	N	N	17140 33RD AV NE
7	558930	0050	8/5/00	182950	1340	0	7	1947	3	8880	N	N	1540 NE 171ST ST

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7	399690	0080	9/11/00	184000	1350	0	7	1948	3	14777	N	N	16334 28TH AV NE
7	558990	0700	2/4/00	155000	1370	0	7	1931	3	9046	N	N	1628 NE 168TH ST
7	402410	0100	12/18/00	203000	1380	0	7	1954	3	17996	N	N	17827 24TH AV NE
7	402530	0250	7/11/00	182500	1390	0	7	1950	3	8100	N	N	16550 22ND AV NE
7	797990	0250	4/25/00	250000	1430	0	7	1972	3	10095	N	N	16012 32ND AV NE
7	558990	0200	3/6/01	225000	1440	0	7	1995	3	9519	N	N	1867 NE 170TH ST
7	399690	0550	11/20/00	215000	1450	0	7	1948	5	8149	N	N	16016 25TH AV NE
7	558990	0755	10/29/01	225000	1470	0	7	1958	3	9519	N	N	1516 NE 168TH ST
7	402410	0820	1/6/00	266000	1480	0	7	1929	4	12959	N	N	2245 NE 177TH ST
7	558930	0381	4/16/01	213500	1530	0	7	1951	3	8273	N	N	17015 22ND AV NE
7	558930	0270	4/4/00	202000	1530	0	7	1951	3	9114	N	N	1565 NE 171ST ST
7	402410	1035	8/25/00	289000	1540	0	7	1947	3	20871	N	N	17519 25TH AV NE
7	402410	1078	6/16/00	214950	1560	0	7	1954	3	10350	N	N	1821 NE 175TH ST
7	797990	0255	4/26/00	205000	1580	0	7	1953	3	12717	N	N	16018 32ND AV NE
7	797990	0665	12/26/01	290000	1600	0	7	1947	2	10440	N	N	3006 NE 158TH ST
7	553830	0336	6/19/01	284000	1620	0	7	1950	4	47044	N	N	3231 NE 167TH ST
7	399690	0435	4/19/00	218500	1630	0	7	1948	3	10912	N	N	16334 25TH PL NE
7	558990	0130	12/19/01	239950	1670	0	7	1945	3	9519	N	N	1537 NE 170TH ST
7	402530	0105	9/29/00	160000	1820	0	7	1948	3	11986	N	N	2123 NE 168TH ST
7	558930	0297	4/20/00	269950	2180	0	7	2000	3	5000	N	N	1533 NE 171ST ST
7	666890	0045	5/9/00	284950	2190	0	7	2000	3	7026	N	N	1505 NE 166TH ST
7	402410	1069	2/12/01	300000	2250	0	7	2001	3	5898	N	N	1843 NE 175TH ST
7	558990	0240	3/5/01	249000	2330	0	7	1949	4	9519	N	N	1864 NE 169TH ST
7	558990	0240	2/22/00	237700	2330	0	7	1949	4	9519	N	N	1864 NE 169TH ST
7	402410	0235	7/24/01	356000	2390	0	7	1952	3	17090	N	N	1850 NE 177TH ST
7	558990	0090	7/21/00	280000	2480	650	7	1950	3	6839	N	N	1591 NE 170TH ST
7	553830	0045	4/12/01	225000	1250	120	8	1959	3	15648	N	N	16763 32ND AV NE
7	553830	0285	9/25/01	369990	1360	1070	8	1948	5	18648	N	N	17035 33RD AV NE
7	402410	0303	1/24/00	295000	1460	1020	8	1999	3	5606	N	N	17707 22ND PL NE

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7	402410	0561	6/14/01	350000	1500	1000	8	1967	3	13950	N	N	17208 25TH AV NE
7	402350	0996	5/8/00	310000	1570	650	8	1963	4	50965	N	N	3010 NE 176TH ST
7	402410	0301	4/17/00	296000	1580	990	8	1999	3	6065	N	N	17701 22ND PL NE
7	402410	0313	3/13/00	292000	1580	990	8	1999	3	5022	N	N	17708 22ND PL NE
7	402410	0317	5/18/00	270000	1590	610	8	1999	3	5160	N	N	17720 22ND PL NE
7	402410	0316	3/7/00	289990	1590	990	8	1999	3	5499	N	N	17714 22ND PL NE
7	402410	0690	3/21/00	305000	1630	1630	8	1968	3	22059	N	N	17200 30TH AV NE
7	402410	0945	9/17/01	283000	1690	1250	8	1977	3	8086	N	N	17517 19TH CT NE
7	402410	1073	3/13/01	279000	1940	0	8	1997	3	5765	N	N	17410 18TH CT NE
7	558930	0535	4/28/00	261000	2090	0	8	1996	3	4299	N	N	1885 NE 172ND ST
7	558990	0327	3/6/00	300000	2100	0	8	1999	3	5571	N	N	16907 25TH AV NE
7	402410	0871	11/29/00	216000	2150	0	8	1957	3	10125	N	N	2039 NE 177TH ST
7	402350	1286	8/23/00	315000	2150	0	8	1990	3	25000	N	N	17031 35TH AV NE
7	402410	0002	3/29/01	270000	2330	0	8	1976	3	7244	N	N	17721 25TH AV NE
7	558990	0625	7/24/00	321258	2580	0	8	2000	3	9519	N	N	1810 NE 168TH ST
7	402410	0495	4/11/01	332500	2120	730	9	1973	3	10685	N	N	16906 26TH AV NE
7	402410	0307	3/23/00	369990	2420	890	9	1999	3	8340	N	N	17729 22ND PL NE
7	402350	1149	2/14/00	400000	2540	700	9	1998	3	13200	N	N	17519 33RD AV NE
8	674470	0447	11/10/00	140000	580	0	5	1940	3	5974	N	N	15114 37TH AV NE
8	106210	0105	6/11/00	185000	1070	0	5	1930	3	5130	N	N	4504 NE 171ST ST
8	553830	0390	9/13/00	202000	1030	530	7	1950	3	25576	N	N	16515 34TH AV NE
8	553830	0408	3/23/01	250000	1150	550	7	1987	3	14327	N	N	16529 34TH AV NE
8	553830	0408	5/10/00	245000	1150	550	7	1987	3	14327	N	N	16529 34TH AV NE
8	674470	0305	4/20/00	298000	1180	410	7	1958	3	12600	Y	N	3916 NE 157TH PL
8	774150	0015	8/10/00	292500	1260	520	7	1953	3	11952	N	N	16730 37TH AV NE
8	115410	0627	5/11/00	270000	1280	570	7	1984	3	12750	N	N	17027 37TH AV NE
8	106210	0080	1/22/01	229592	1340	0	7	1950	3	5000	N	N	4524 NE 170TH ST
8	774150	0035	8/23/00	275000	1350	720	7	1953	3	11550	Y	N	16706 37TH AV NE
8	774550	0010	8/22/01	270000	1390	670	7	1951	3	10400	N	N	16747 39TH PL NE

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8	674470	0740	9/12/00	285000	1440	0	7	1907	3	8370	Y	N	3844 NE 155TH ST
8	403010	0012	3/28/00	227600	1460	0	7	1963	3	7743	N	N	17220 BEACH DR NE
8	773850	0190	11/27/00	183500	1470	0	7	1962	3	6180	N	N	16536 BOTHELL WY NE
8	156810	0825	9/25/01	458000	1480	400	7	1994	3	6160	Y	N	14705 38TH AV NE
8	802670	0170	6/14/01	249950	1480	0	7	1953	3	17000	Y	N	3637 NE 156TH ST
8	802670	0020	8/21/01	315000	1520	0	7	1952	3	7770	Y	N	15618 35TH AV NE
8	773910	0050	10/25/00	272000	1530	0	7	1953	3	7564	N	N	16820 BEACH DR NE
8	773910	0050	4/10/00	250500	1530	0	7	1953	3	7564	N	N	16820 BEACH DR NE
8	797990	0915	4/2/01	224950	1570	0	7	1950	3	13600	N	N	3407 NE 156TH ST
8	106510	0030	6/7/00	700000	1590	0	7	1929	3	9114	Y	Y	4728 NE 172ND ST
8	774150	0045	5/31/00	417500	1640	540	7	1952	4	17100	Y	N	16540 37TH AV NE
8	774450	0011	4/28/00	345000	1640	1300	7	1957	5	11060	N	N	16572 35TH AV NE
8	774550	0095	4/18/00	258500	1650	0	7	1951	4	10500	N	N	16717 39TH AV NE
8	774550	0030	3/23/01	276000	1660	0	7	1951	3	6840	N	N	16723 39TH PL NE
8	797990	0870	8/10/01	290000	1860	1070	7	1952	4	14850	N	N	15625 35TH AV NE
8	797990	0335	8/14/01	275000	1970	0	7	1950	4	11397	N	N	16038 33RD AV NE
8	115410	0521	6/20/00	295000	1970	0	7	1946	5	18630	N	N	17050 37TH AV NE
8	797990	0935	6/6/01	275000	2250	0	7	1953	3	14450	N	N	15520 33RD AV NE
8	102604	9088	7/24/00	255000	2400	0	7	1969	3	7308	N	N	4337 NE 170TH PL
8	774010	0460	6/4/01	530000	2440	0	7	1939	4	12560	N	N	16263 37TH AV NE
8	774010	0100	12/10/01	429000	1250	600	8	1950	3	8588	Y	N	16232 38TH AV NE
8	774010	0435	7/21/00	308000	1270	400	8	1950	3	11716	N	N	16215 37TH AV NE
8	774010	0445	3/8/00	300000	1270	1100	8	1951	3	10275	N	N	16229 37TH AV NE
8	773910	0255	9/27/01	470000	1370	1060	8	1940	5	11832	N	N	16737 SHORE DR NE
8	797990	0080	7/18/00	355000	1440	200	8	1960	3	24000	N	N	16337 34TH AV NE
8	774010	0190	8/14/00	416000	1500	960	8	1952	3	14400	Y	N	16201 39TH AV NE
8	403640	0310	3/1/01	362500	1520	930	8	1967	4	7420	Y	N	14805 37TH AV NE
8	553830	0450	11/15/00	299000	1520	1250	8	1960	3	13800	Y	N	16502 34TH AV NE
8	773850	0510	9/26/01	438000	1550	640	8	1955	3	13500	Y	N	4007 NE 161ST ST

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8	773910	0175	7/9/01	380191	1600	0	8	1958	4	9612	N	N	4533 NE 170TH ST
8	774500	0070	4/20/00	358200	1600	980	8	1983	3	7205	N	N	4201 NE 169TH CT
8	115410	0546	10/10/00	330000	1640	500	8	1954	3	12740	N	N	17015 HAMLIN RD NE
8	774500	0140	5/24/00	369500	1680	290	8	1985	4	10944	N	N	4237 NE 169TH CT
8	674470	0125	10/19/00	389000	1760	900	8	1968	3	10277	Y	N	15504 35TH AV NE
8	102604	9042	4/14/00	318000	1770	0	8	1959	3	13203	N	N	4243 NE 169TH CT
8	774050	0050	4/4/01	410000	1830	0	8	1977	3	10292	Y	N	16518 39TH AV NE
8	403640	0150	8/7/00	440000	1840	1420	8	1963	4	11250	Y	N	3712 NE 150TH ST
8	774010	0050	3/27/00	365000	1890	160	8	1954	3	8160	Y	N	16252 39TH AV NE
8	102604	9095	6/21/00	282001	1910	0	8	1988	3	18727	N	N	16512 35TH AV NE
8	674470	0260	1/5/00	345000	1910	1620	8	1953	4	17360	Y	N	15848 38TH AV NE
8	774010	0385	6/20/01	503000	1950	500	8	1949	3	11120	N	N	16019 38TH AV NE
8	774050	0045	3/9/00	299950	1960	0	8	1955	3	10126	Y	N	16510 39TH AV NE
8	674470	0646	12/18/00	389000	2060	0	8	1978	3	9600	Y	N	3816 NE 151ST ST
8	774010	0255	9/18/00	499000	2130	0	8	1937	4	10800	N	N	16267 38TH AV NE
8	403010	0100	9/7/01	835000	2230	0	8	1977	3	6600	Y	Y	17409 BEACH DR NE
8	797990	0015	7/18/01	573000	2310	980	8	1959	3	12000	N	N	16343 35TH AV NE
8	674470	0401	3/29/00	420000	2390	760	8	1988	3	5218	Y	N	3840 NE 155TH ST
8	097360	0050	4/11/00	340000	2620	880	8	1976	3	8800	Y	N	16027 36TH AV NE
8	102604	9094	1/11/01	375000	2960	800	8	1999	3	8680	N	N	1658 35TH AVE NE
8	553830	0506	10/10/01	429900	1520	1010	9	1984	3	7800	N	N	16519 35TH AV NE
8	774590	0030	9/17/01	345000	1760	850	9	1973	3	9828	N	N	3626 NE 169TH ST
8	403640	0180	3/23/00	455000	2080	1660	9	1970	4	9916	Y	N	3734 NE 150TH ST
8	774590	0040	10/12/00	367000	2240	700	9	1976	3	11718	N	N	3616 NE 169TH ST
8	115410	0600	3/9/01	425000	2300	1420	9	1999	3	36700	N	N	17059 37TH AV NE
8	766370	0202	7/31/01	425000	2420	0	9	1996	3	9010	N	N	14505 37TH AV NE
8	773910	0065	7/19/00	645000	2860	0	9	1947	5	17390	N	N	16598 BEACH DR NE
8	674470	0880	2/23/01	600000	3050	0	9	1978	3	9450	Y	N	3927 NE 157TH PL
8	370100	0020	12/28/00	549000	3310	0	9	1968	3	11200	Y	N	3511 NE 158TH PL

**Sales Available for Annual Update Analysis  
Area 3  
(Single Family Residences)**

**Vacant Sales Available to Develop the Valuation Model  
Area 3**